

-3 JUL 1953

BUILDING STATISTICS - TASMANIA - MARCH QUARTER 1953.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 31st March, 1953, together with comparable data for preceding periods.

1. DEFINITIONS OF TERMS USED.

A statement of definitions of terms used will be found on page 11.

2. SUMMARY FOR QUARTER ENDED 31st March, 1953.

Statistics of building operations for the quarter ended 31st March 1953 show that -

1. The number of houses commenced increased by 203 whilst those completed declined by 279 leaving the number under construction at 31st March 1953 at the approximate level recorded at 31st December 1952 (see table page 3).

2. For new buildings other than houses, the movement in value of the numbers commenced and those under construction declined slightly whilst the value of those completed showed an upward movement (see table page 7).

3. The value of work done on all new buildings (including houses) during the March quarter 1953, declined by £261,000 (see table page 9).

CONSTRUCTION OF NEW BUILDINGS, TASMANIA, MARCH QUARTER 1953.

Description of Building and Constructing Agency	Commenced during March Quarter 1953.		Completed during March Quarter 1953.		Under Construction at 31st Mar. 1953		Value of Work done during March Qr. 1953.
	No. of Bldgs.	Value (a) £'000	No. of Bldgs.	Value (a) £'000	No. of Bldgs.	Value (a) £'000	
1. Houses (b)							
(i) Pte. Contractors							
On Pte. A/c.	209	557	216	635	481	1,392	613
On Govt. A/c.	142	361	124	306	280	741	257
(ii) Govt. Day Labour	72	152	56	125	146	313	100
(iii) Owner-Builders	272	548	308	657	1,401	3,153	654
Total Houses	695	1,618	704	1,723	2,308	5,599	1,624
2. Flats (c)							
(i) Pte. Contractors							
On Pte. A/c.	-	-	4	8	3	10	4
3. Shops With Dwllgs.							
(i) Pte. Contractors							
On Pte. A/c.	2	6	5	25	14	51	10
4. Shops w/out Dwllgs.							
(i) Pte. Contractors							
On Pte. A/c.	9	48	7	13	14	67	25
5. Hotels, Guest Houses							
(i) Pte. Contractors							
On Pte. A/c.	-	-	2	47	1	70	12
On Govt. A/c.	-	-	4	283	2	98	38
6. Factories -							
(i) Pte. Contractors							
On Pte. A/c.	9	59	8	162	38	1,267	60
On Govt. A/c.	-	-	-	-	6	600	95
7. Other New Buildings							
(i) Pte. Contractors							
On Pte. A/c.	41	108	41	125	70	603	125
Govt. A/c.	10	87	10	94	49	2,599	278
(ii) Govt. Day Labour	2	7	7	15	16	417	23
Total other New Buildings	73	315	88	772	213	5,782	670
All new buildings							
(i) Pte. Contractors							
On Pte. A/c.	270	778	283	1,015	621	3,460	849
On Govt. A/c.	152	448	138	683	337	4,038	668
(ii) Govt. Day Labour	74	159	63	140	162	730	123
(iii) Owner-Builders	272	548	308	657	1,401	3,153	654
GRAND TOTAL	768	1,933	792	2,495	2,521	11,381	2,294

(a) When completed. (b) Converted army huts excluded.

(c) Number indicates number of individual flats provided as new buildings.

Persons employed on jobs as at end of March 1953, as reported by Builders, are shown in various categories in the following table. Comparative details for earlier periods will be found on Page 10.

PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS  
OF NEW BUILDINGS IN TASMANIA AS AT 31st March, 1953.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on.	No.
Contractors	872	Carpenters	2,879	New Buildings	
Sub-Contractors	600	Bricklayers	418	Houses	2,956
Wage Earners	4,482	Painters	381	Other New Buildings	1,739
		Electricians	186	Additions & Alterations(b)	
		Plumbers	247	Houses	483
		Builders'		Other Buildings	498
		Labourers	1,333	Repairs & Maintenance(b)	278
		Others	510		
Total	5,954	Total	5,954	Total	5,954

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations additions and maintenance work.

### 3. NEW HOUSES.

#### 1. NEW HOUSES COMPLETED.

During the quarter ended 31st March 1953, 704 houses were completed in Tasmania. This represents a decrease of 279 or 28.4% compared with December quarter, 1952, and is the lowest number of completions recorded since the last quarter of 1949.

The number of completions in the March quarter in preceding years were 705 in 1952, 966 in 1951, 772 in 1950, ~~589~~ in 1949, 383 in 1948, 270 in 1947 and 119 in 1946. Since September 1945, a total of 18,741 houses have been completed in the State. Of these 4,672 or 24.9% were of brick, concrete etc., construction and 14,069 or 75.1% of wood etc. materials. For the March quarter 1953, 217 or 30.8% of the total number of houses completed were of brick etc. and 487 or 69.2% were of wood etc. materials.

The average recorded value of each house completed in Tasmania during the March quarter 1953 was £3,313 for brick, concrete etc., compared with £2,077 for each house of wood and £1,911 for each fibro-cement house. These values are the highest yet recorded and are considerably higher than those recorded for March quarter 1952 which were, £3,030 for brick concrete etc., £1,915 for wood, and £1,625 for fibro-cement.

#### 2. NEW HOUSES COMMENCED.

The number of new houses commenced during the March quarter 1953 was 695. This is 203 or 41.2% more than in the December quarter 1952.

Since July, 1945, a total of 21,000 new houses has been commenced in Tasmania.



# NEW HOUSES UNDER CONSTRUCTION.

The number of houses under construction at 31st March 1953, was 2,308 a decrease of only 9 compared with the December quarter 1952 figure of 2,317. Corresponding figures as at 31st March in preceding years are as follows:- 1952 - 3,346; 1951- 3,512; 1950 - 3,148; 1949 - 2,346; 1948 - 2,010; 1947 - 1,346 and 1946 - 778.

The houses under construction at 31st March 1953 were distributed according to materials of outer walls as follows:- Solid brick, concrete etc., 569 (24.7%) brick, concrete etc., veneers 225 (9.7%) wood 1,225 (53.1%); prefabricated wood 183 (7.9%); fibro-cement 105 (4.5%); and others 1 (.1%).

The following table shows in summary form, the number of houses commenced, completed and under construction for the years 1945-46 to 1951-52 and by quarters since 1950-51.

## NEW HOUSES - TASMANIA.

PERIOD	Commenced		Completed		Under Construct- ion at end of Period	
	No.	Value	No.	Value	No.	Value
		£'000		£'000		£'000
1945-46	1,316 (a)	1,100 (a)	479	453	1,013	1,066
1946-47	1,642	1,854	1,070	1,137	1,557	1,802
1947-48	2,062	2,603	1,544	1,741	2,005	2,742
1948-49	2,849	3,937	2,237	2,992	2,575	3,802
1949-50	3,664	5,839	2,852	4,185	3,357	5,652
1950-51	4,122	7,473	3,914	6,726	3,558	7,090
1951-52	3,584 (b)	7,651	3,999	8,167	3,143	7,220
1950-51 -						
September Qr.	968	1,635	1,038	1,612	3,280	5,804
December Qr.	1,037	1,809	870	1,485	3,447	6,257
March Qr.	1,031	1,892	966	1,730	3,512	6,385
June Qr.	1,086	2,137	1,040	1,899	3,558	7,090
1951-52 -						
September Qr.	1,097 (b)	2,260	1,071	2,102	3,534	7,513
December Qr.	1,016	2,202	1,336	2,663	3,264	7,243
March Qr.	787	1,667	705	1,519	3,346	7,595
June Qr.	684	1,522	887	1,883	3,143	7,220
1952-53 -						
September Qr.	574	1,309	909	1,994	2,808	6,712
December Qr.	492	1,115	983	2,184	2,317	5,667
March Qr.	695	1,618	704	1,723	2,308	5,599
Total since 1/7/45	21,000	34,499	18,741	31,302		

- (a) Estimated; actual figures not collected.  
(b) Revised.

The total number of dwellings according to type, completed and under construction is set out in the following table:-

CONSTRUCTION OF DWELLINGS, ACCORDING TO TYPE, TASMANIA.

PERIOD	Private Houses				New Flats (Dwelling units)(b)	Shops with Dwellings	Total
	Brick Concrete etc. (a)	Wood	Fibro Cement	Other			
Number of Dwellings completed.							
1945-46	111	356	12	-	-	2	481
1946-47	296	756	14	4	21	8	1,099
1947-48	373	1,127	41	3	4	8	1,556
1948-49	534	1,606	140	7	25	28	2,340
1949-50	722	1,955	165	10	24	18	2,894
1950-51	959	2,741	208	6	18	21	3,953
1951-52	982	2,697	312	8	20	28	4,047
1951-52 June Qr.	243	580	63	1	6	5	898
1952-53 Sep. Qr.	202	623	84	-	4	2	915
Dec. Qr.	276	626	81	-	4	2	989
Mar.	217	442	44	1	4	5	713
Total since 1/7/45	4,672	12,929	1,101	39	124	122	18,987
Number of dwellings under Construction.							
31st Mar. 1946	198	558	19	3	7	-	785
31st Mar. 1947	419	902	22	3	15	8	1,369
31st Mar. 1948	618	1,334	52	6	20	13	2,043
31st Mar. 1949	785	1,415	142	4	37	13	2,396
31st Mar. 1950	1,047	1,939	153	9	21	12	3,181
31st Mar. 1951	1,102	2,221	188	1	19	16	3,547
31st Mar. 1952	1,152	1,982	183	2	18	20	3,384
31st Dec. 1952	892	1,304	120	1	7	17	2,341
31st Mar. 1953	794	1,408	105	1	3	14	2,325

(a) Includes Veneers. (b) Conversions into Flats are excluded.

PERCENTAGE DISTRIBUTION & AVERAGE RECORDED VALUE OF EACH TYPE OF NEW HOUSE, TASMANIA

PERIOD	Percentage Distribution						Average recorded values of New Houses completed (c).		
	Completed			Under Construction at end of period.					
	Brick (a)	Wood	Fibro etc. (b)	Brick (a)	Wood	Fibro etc. (b)	Brick (a)	Wood	Fibro (b).
	%	%	%	%	%	%	£	£	£
1945-46	23.2	74.3	2.5	29.7	68.9	1.4	1,252	857	750
1946-47	27.7	70.6	1.7	30.4	68.0	1.6	1,392	939	833
1947-48	24.2	73.0	2.8	30.6	65.6	3.8	1,582	988	841
1948-49	23.4	70.2	6.4	33.5	61.3	5.2	1,830	1,183	782
1949-50	25.3	68.6	6.1	33.5	61.6	4.9	2,012	1,315	926
1950-51	24.5	70.0	5.5	31.9	62.6	5.5	2,340	1,554	1,037
1951-52	24.6	67.4	8.0	34.6	59.9	5.6	2,637	1,862	1,419
1951-52									
Mar. Qr.	23.8	67.1	9.1	34.4	60.1	5.5	3,030	1,915	1,625
Jun. Qr.	27.4	65.4	7.2	34.6	59.9	5.6	2,827	1,900	1,469
1952-53									
Sep. Qr.	22.2	68.5	9.3	37.2	57.3	5.5	3,054	1,996	1,583
Dec. Qr.	28.1	63.7	8.2	38.5	56.3	5.2	2,808	2,046	1,580
Mar. Qr.	30.8	62.8	6.4	34.4	61.1	4.5	3,313	2,077	1,911

(a) Includes Stone, Concrete and Veneers. (b) Fibro-Cement and Other.  
(c) Average value is obtained by dividing total number of houses completed into the total value of houses completed as stated by builders. As averages they relate to houses of the size and standard completed in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.



4. NEW HOUSES ACCORDING TO MUNICIPALITIES:

Particulars of building permits issued for houses, and the number and values of houses commenced, completed and under construction, according to local government areas, are shown for March quarter 1953, in the next two tables:-

A. SUMMARY: BUILDING PERMITS GRANTED AND CONSTRUCTION OF NEW HOUSES, MARCH QUARTER, 1953.

AREA	Building Permits granted during Quarter.		Commenced during Quarter.		Completed during Quarter.		Under Construction at end of Quarter.	
	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000
Hobart, City	43	147	51	135	63	192	224	721
Hobart-Suburbs-								
Clarence (b)	98	230	122	295	65	175	331	812
Kingborough(b)	15	57	22	73	17	62	73	195
Glenorchy	76	200	65	160	71	161	290	719
Total Suburbs	169	487	209	528	153	398	694	1,726
<u>Total Hobart and Suburbs</u>	232	634	260	663	216	590	918	2,447
Launceston City	21	54	66	174	51	162	198	512
Launceston Suburbs(b) -								
Beaconsfield	9	32	14	40	11	30	47	117
Evandale	3	6	-	-	-	-	1	2
Lilydale	34	86	5	10	7	15	16	36
St. Leonards	15	32	12	31	18	36	67	154
Westbury	6	7	3	4	3	4	5	13
Total Suburbs	67	163	34	85	39	85	136	322
<u>Total Launceston and Suburbs</u>	88	217	100	259	90	247	334	834
All other Areas (c)	302	550	335	696	398	886	1,056	2,318
Total Tasmania (c)	622	1,401	695	1,618	704	1,723	2,308	5,599

- (a) Value when completed.  
 (b) Suburban areas only of these Municipalities.  
 (c) Excluding building permit details for those Municipalities which do not require a permit to build.

Statistical Divisions and Local Government Areas.	Building Per- mits granted during Qtr. No. Value (a)		Commenced during Quarter. No. Value(a)		Completed during Quarter. No. Value(a)		Under Construct- ion at end of Quarter. No. Value(a)	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000
<b>URBAN DIVISION</b>								
Hobart, City	43	147	51	135	63	192	224	721
" Suburbs	189	487	209	528	153	398	694	1,726
Launceston, City	21	54	66	174	51	85	198	512
" Suburbs	67	163	34	85	39	85	136	322
<b>Total Urban Division</b>	<b>320</b>	<b>851</b>	<b>360</b>	<b>922</b>	<b>306</b>	<b>837</b>	<b>1,252</b>	<b>3,281</b>
<b>NORTH-WESTERN DIVISION</b>								
Burnie	18	47	16	34	64	152	101	222
Circular Head	14	24	10	16	10	20	33	77
Deloraine	2	4	11	24	10	27	22	51
Devonport	23	46	33	69	35	72	139	307
Kentish	3	6	3	4	5	8	11	18
King Island	5	13	10	26	11	29	16	41
Latrobe	6	8	2	4	6	11	20	33
Penguin	10	20	3	8	3	12	18	37
Ulverstone	13	20	17	35	33	81	48	91
Wynyard	10	16	14	26	10	16	39	76
<b>Total North-Western Div.</b>	<b>104</b>	<b>204</b>	<b>119</b>	<b>246</b>	<b>192</b>	<b>428</b>	<b>447</b>	<b>953</b>
<b>NORTH-EASTERN DIVISION</b>								
Beaconsfield (b)	17	20	12	22	23	50	57	103
Fingal	7	8	5	8	8	11	18	34
Flinders	-	-	2	6	-	-	8	22
George Town	5	5	36	92	53	131	82	235
Lilydale (b)	2	5	1	4	2	6	4	8
Portland	5	7	4	20	1	2	13	32
Ringarooma	1	1	1	2	3	6	1	2
Scottsdale	6	9	2	4	8	25	14	39
<b>Total North-Eastern Div.</b>	<b>43</b>	<b>55</b>	<b>63</b>	<b>158</b>	<b>93</b>	<b>231</b>	<b>197</b>	<b>480</b>
<b>NORTH-MIDLAND DIVISION.</b>								
Evandale (b)	4	4	2	5	3	7	10	20
Longford	7	11	8	18	10	28	19	36
St. Leonards (b)	1	3	5	11	5	11	33	72
Westbury (b)	4	9	6	8	7	12	16	30
<b>Total North-Midland Div.</b>	<b>16</b>	<b>27</b>	<b>21</b>	<b>42</b>	<b>25</b>	<b>58</b>	<b>78</b>	<b>158</b>
<b>MIDLAND DIVISION.</b>								
Bothwell	1	4	-	-	-	-	1	2
Campbell Town	3	4	-	-	2	4	6	13
Hamilton	-	-	8	32	5	9	10	37
Oatlands	2	3	2	4	3	10	5	18
Ross	1	1	-	-	-	-	-	-
<b>Total Midland Division</b>	<b>7</b>	<b>12</b>	<b>10</b>	<b>36</b>	<b>10</b>	<b>23</b>	<b>22</b>	<b>70</b>
<b>SOUTH-EASTERN DIVISION</b>								
Brighton (c)	-	-	-	-	-	-	-	-
Clarence (b)	53	124	19	26	13	17	77	175
Glamorgan	2	1	5	10	3	7	5	13
Green Ponds (c)	-	-	-	-	-	-	-	-
Richmond	-	-	2	3	4	13	1	1
Sorell	24	20	11	13	13	16	20	34
Spring Bay	6	8	2	2	3	2	7	11
<b>Total South-Eastern Div.</b>	<b>85</b>	<b>153</b>	<b>39</b>	<b>54</b>	<b>36</b>	<b>55</b>	<b>110</b>	<b>234</b>
<b>SOUTHERN DIVISION.</b>								
Bruny	2	1	-	-	-	-	3	6
Esperance	5	12	5	9	-	-	5	9
Huon	2	4	2	2	5	18	11	20
Kingborough (b)	11	29	14	21	10	19	30	50
New Norfolk	20	41	32	67	13	28	63	126
Port Cygnet	5	8	1	2	1	3	2	3
Tasman	1	1	1	1	1	3	3	5
<b>Total Southern Division</b>	<b>46</b>	<b>96</b>	<b>55</b>	<b>102</b>	<b>30</b>	<b>71</b>	<b>117</b>	<b>219</b>
<b>WESTERN DIVISION.</b>								
Queenstown	1	3	2	4	4	12	12	29
Strahan	-	-	-	-	-	-	-	-
Zeehan	-	-	26	54	3	8	73	175
<b>Total Western Division</b>	<b>1</b>	<b>3</b>	<b>28</b>	<b>58</b>	<b>7</b>	<b>20</b>	<b>85</b>	<b>204</b>
<b>Total Country Divisions</b>	<b>302</b>	<b>550</b>	<b>335</b>	<b>696</b>	<b>393</b>	<b>836</b>	<b>1,056</b>	<b>2,318</b>
<b>TOTAL TASMANIA (d)</b>	<b>622</b>	<b>1,401</b>	<b>695</b>	<b>1,618</b>	<b>704</b>	<b>1,723</b>	<b>2,308</b>	<b>5,599</b>

(a) Value when completed. (b) Country sections only of these Municipalities;  
 (c) Building permits not issued in these municipalities. (d) Excludes building permit  
 details for those Municipalities which do not issue permits.



NEW BUILDINGS (OTHER THAN HOUSES).

Note: Values quoted exclude the cost of land on which buildings are erected.

The value of new buildings (other than houses) completed during March quarter 1953 was £772,000 compared with £516,000 during December quarter 1952 and £442,000 during March quarter 1952. Eight (8) new factories valued at £162,000 were completed during the quarter.

During the March quarter 1953, the value of new buildings (other than houses) commenced was £315,000 or £11,000 less than during the December quarter 1952 and £153,000 less than during the corresponding period in 1952. Construction of nine (9) new factories valued at £59,000 was commenced during the quarter ended 31st March 1953.

The value of new buildings (other than houses) under construction at the 31st March 1953 was £5,782,000 which is £442,000 less than at 31st December 1952 and may be compared with £5,829,000 at 31st March 1952; £4,626,000 in 1951; £2,810,000 in 1950; £2,056,000 in 1949; £1,362,000 in 1948; £851,000 in 1947; and £287,000 in 1946. The value of factories under construction at 31st March, 1953 was £1,867,000 or 32.3% of the total value of all buildings (other than houses) under construction at that date.

The progress made in the construction of new buildings (other than houses) is shown in the next table:-

VALUE OF NEW BUILDINGS (OTHER THAN HOUSES).

PERIOD	Flats	Shops with Dwelling	Shops Without Dwelling	Hotels, Guest Houses etc.	Factories.	Other New Bldgs.	Total New Bldgs.
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
COMMENCED DURING PERIOD.							
1945-46 (a)	-	-	-	-	-	-	-
1946-47	10	12	39	41	458	304	864
1947-48	25	26	40	57	311	545	1,004
1948-49	43	36	38	229	454	634	1,434
1949-50	24	36	64	97	899	1,420	2,540
1950-51	27	60	123	130	465	2,058	2,863
1951-52	29	52	103	332	955	1,882	3,353
" " Jun. Qr.	-	-	8	-	437	818	1,263
1952-53 Sep. Qr.	10	11	12	-	31	231	295
" " Dec. Qr.	-	11	13	21	40	241	326
" " Mar. Qr.	-	6	48	-	59	202	315
Total since 1/7/45	168	250	480	907	3,672	7,517	12,994
COMPLETED DURING PERIOD.							
1945-46	-	3	6	-	11	154	174
1946-47	17	9	12	4	51	187	280
1947-48	5	16	23	17	310	167	538
1948-49	29	30	32	107	334	286	818
1949-50	28	35	66	85	563	380	1,157
1950-51	28	70	74	26	701	778	1,677
1951-52	40	62	152	115	705	1,270	2,344
" " Jun. Qr.	13	18	46	65	104	303	549
1952-53 Sep. Qr.	13	7	24	19	53	757	873
" " Dec. Qr.	11	7	28	121	103	246	516
" " Mar. Qr.	8	25	13	330	162	234	772
Total since 1/7/45	179	264	430	824	2,993	4,459	9,149
UNDER CONSTRUCTION.							
30th June 1946	8	10	6	8	125	180	337
" 1947	5	16	30	43	533	330	957
" 1948	24	27	48	81	738	486	1,404
" 1949	33	29	66	211	860	871	2,070
" 1950	32	35	62	169	1,222	1,818	3,338
" 1951	35	51	113	392	1,329	3,168	5,088
31st Mar. 1952	45	72	107	661	1,390	3,554	5,829
31st Jun. 1952	32	55	54	601	1,832	3,976	6,550
30th Sep. 1952	29	59	45	582	1,923	3,574	6,212
31st Dec. 1952	18	70	31	439	1,956	3,710	6,224
31st Mar. 1953	10	51	67	163	1,867	3,619	5,782

(a) Information not collected.

VALUE OF ALL BUILDINGS.

The value of all new buildings (including houses) completed in Tasmania during March quarter 1953 was £2,495,000, a decrease of £205,000 compared with December quarter 1952 and £534,000 more than the March quarter 1952 figure of £1,961,000. New houses valued at £1,723,000 comprised 69.0% of the total value of completions in March quarter 1953.

The value of all new buildings commenced during March quarter 1953 was £1,933,000 an increase of £492,000 compared with December quarter 1952, and £202,000 less than in March quarter 1952.

The value of all new buildings under construction at 31st March, 1953, was £11,381,000 which is £510,000 less than at 31st December, 1952. The corresponding value at 31st March 1952 was £13,424,000.

In comparing these money values due allowance should be made for increases in building costs.

The following table summarises the value of all new buildings commenced, completed and under construction since 30th June, 1945.

VALUE (WHEN COMPLETED) OF ALL NEW BUILDINGS, TASMANIA.

PERIOD	Commenced during Period	Completed during Period	Under Construct- ion at end of Period.
	£'000	£'000	£'000
Year ended 30th June, 1946	(a)	627	1,403
" " " " 1947	2,718	1,417	2,759
" " " " 1948	3,607	2,279	4,146
" " " " 1949	5,371	3,810	5,872
" " " " 1950	8,379	5,342	8,990
" " " " 1951	10,336	8,403	12,178
" " " " 1952	11,104	10,511	13,770
1951 52 March Quarter	2,135	1,961	13,424
" " June Quarter	2,785	2,432	13,770
1952-53 Sept. Quarter	1,604	2,867	12,924
Dec. Quarter	1,441	2,700	11,981
Mar. Quarter	1,933	2,495	11,381

(a) Not available.

6. VALUE OF WORK DONE ON NEW BUILDINGS.

The value of work done on new buildings has been calculated from data collected on builders' returns. According to the information recorded on these returns the value of work done during March quarter 1953, on new buildings in Tasmania was £2,294,000 compared with £2,555,000 for December quarter 1952, and £2,822,000 for September quarter 1952. Of the March quarter 1953, total £1,624,000 or 70.8% represented value of work done in respect of houses. Hobart and Suburbs accounted for £866,000 or 37.7% of the total value, Launceston and Suburbs for £276,000 or 12% and the rest of the State for £1,152,000 or 50.3%.

For Details of March quarter 1953, and comparative statements showing figures for each quarter since June 1951, see the following page -



VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING  
MARCH QUARTER 1953

	Hobart			Launceston			Rest of State	Total Tasmania	Percentage of Total
	City	Sub-urbs	City & Suburbs	City	Sub-urbs	City & Suburbs			
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Houses-Brick, Concrete etc (a)	122	127	249	79	40	119	287	655	28.6
Wood	52	267	319	55	28	83	475	877	38.2
Fibro-Cement	2	5	7	1	2	3	81	91	3.9
Other	-	-	-	-	-	-	1	1	.1
Total Houses	176	399	575	135	70	205	844	1,624	70.8
Flats	4	-	4	-	-	-	-	4	.2
Shops with Dwellgs.	-	4	4	1	1	2	4	10	.4
Shops w/o Dwellgs.	1	3	4	8	1	9	12	25	1.1
Hotels, Guest Houses etc.	23	2	25	10	-	10	15	50	2.2
Factories	43	4	47	1	6	7	101	155	6.7
Other New Bldgs.	162	45	207	36	7	43	176	426	18.6
Total Other Bldgs.	233	58	291	56	15	71	308	670	29.2
Total New Bldgs.	409	457	866	191	85	276	1,152	2,294	100.0
Percentage of Total	17.8	19.9	37.7	8.3	3.7	12.0	50.3	100.0	

(a) Includes Veneers.

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA-SUMMARY.

(UNIT: £'000)

PERIOD	Hobart			Launceston			Rest of State	Total Tasmania
	City	Sub-urbs	City & Suburbs	City	Sub-urbs	City & Suburbs		
1951 March Qtr.	289	575	864	262	222	484	1,013	2,361
June Qtr.	325	708	1,033	262	191	453	1,325	2,811
Sept. Qtr.	376	811	1,187	395	174	569	1,380	3,136
Decr. Qtr.	432	880	1,312	453	138	591	1,497	3,400
1952-Mar. Qtr.	334	585	919	369	137	506	1,221	2,646
June Qtr.	423	474	897	326	137	463	1,333	2,693
Sept. Qtr.	322	671	993	350	122	472	1,357	2,822
Decr. Qtr.	440	417	857	271	117	388	1,310	2,555
1953 Mar. Qtr.	409	457	866	191	85	276	1,152	2,294

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA-SUMMARY.

PERIOD	New Houses		Other New Buildings		All Buildings
	£'000	%	£'000	%	£'000
1951-Mar. Qtr.	1,863	78.9	498	21.1	2,361
June Qtr.	2,240	79.7	571	20.3	2,811
Sept. Qtr.	2,122	67.7	1,014	32.3	3,136
Dec. Qtr.	2,422	71.2	978	28.8	3,400
1952-Mar. Qtr.	1,924	72.7	722	27.3	2,646
June Qtr.	1,712	63.6	981	36.4	2,693
Sept. Qtr.	2,001	70.9	821	29.1	2,822
Dec. Qtr.	1,678	65.7	877	34.3	2,555
1953-Mar. Qtr.	1,624	70.8	670	29.2	2,294

# 7. PERSONS WORKING ON NEW BUILDINGS.

Note: The figures quoted below include estimates for persons working on owner-built houses, but exclude principals and their employees engaged solely on alterations and additions.

There were 5,954 persons including 1,472 working principals engaged on the construction of new buildings at 31st March, 1953. Of these 2,879 were carpenters by trade, 418 bricklayers and 1,333 builders' labourers.

The number of persons engaged at the 31st March each year is as follows:- 1946 - 2109; 1947 - 3325; 1948 - 3979; 1949 - 5130; 1950 - 6409; 1951 - 6957; 1952 - 6758 and 1953 - 5954. Of the latter number 4423 were working on private contract jobs, 750 on owner-built jobs, and 781 on Government day labour projects. The returns indicated that 2956 were working on new houses, 1739 on other new buildings, 483 on alterations and additions to houses, 498 on alterations and additions to other buildings and 278 on repair and maintenance work.

Details of the number of workers classified according to type of occupation at 30th June, 1946, and later dates, are as follows:-

## WORKERS (a) ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA.

OCCUPATION	30th June							31st Dec. 31st Mar.	
	1946	1947	1948	1949	1950	1951	1952	1952	1953.
Carpenters	1,083	1,750	2,048	2,699	3,152	3,605	2,933	2,739	2,879
Bricklayers	217	257	284	370	402	536	429	405	418
Painters	207	214	248	288	360	467	379	382	381
Electricians	79	123	137	161	208	226	170	188	186
Plumbers	140	150	206	238	266	312	270	265	247
Builders' Labourers	466	721	770	1,172	1,303	1,603	1,313	1,247	1,333
Others	322	424	603	642	739	771	523	639	510
<u>Total Workers</u>	2,514	3,639	4,296	5,570	6,430	7,520	6,017	5,865	5,954

## OCCUPATIONAL STATUS.

Contractors (a)	330	578	716	913	1,159	1,153	1,000	982	872
Sub-Contractors (a)	232	297	375	421	506	675	469	563	600
Wage Earners	1,952	2,764	3,205	4,236	4,765	5,692	4,548	4,320	4,482

(a) Actually working on jobs.



8. DEFINITIONS OF TERMS USED.

Owner-Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor.

Commenced: A building is regarded as having been commenced when work on foundations has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.

Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.

Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.

Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.

Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.

All figures in this Bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings.

Alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who engage in these operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

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Deputy Commonwealth Statistician.

Commonwealth Bureau of Census,  
and Statistics,  
T. & G. Building,  
H O B A R T.

25th June, 1953.

